



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

"To Enrich Lives Through Effective And Caring Service"

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Fifth District

August 05, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
PARKS BUREAU EAST
MODULAR BUILDING REPLACEMENT PROJECT
FRANK G. BONELLI REGIONAL PARK
AWARD MODULAR PURCHASE CONTRACT
APPROVE REVISED PROJECT BUDGET
SPECS. 7170; CAPITAL PROJECT NO. 77296
(FIFTH DISTRICT)
(3 VOTES)**

SUBJECT

The recommended actions will approve the revised Project budget and award a modular purchase contract for the Parks Bureau East Modular Building Replacement Project in the City of San Dimas for the manufacturing and installation of a modular building.

IT IS RECOMMENDED THAT THE BOARD:

1. Approve the revised total Project budget for the delivery of full completion of the Project.
2. Authorize Internal Services Department to award a purchase contract to Accelerated Modular Concepts, Inc., for \$394,161.65.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will approve the revised total Project budget and authorize Internal Services Department (ISD) to proceed with the acquisition of material and installation to

manufacture and install a modular building for the Parks Bureau East Modular Building Replacement Project (Project). The project is located at 120 East Via Verde Drive in the City of San Dimas, within the Frank G. Bonelli Regional Park, and includes a new 2,400-square-foot modular building and pertinent site work that includes grading and utility connections. The site work and utility connections (within 5 feet of the trailer) for the Project is currently being performed by Micon Construction, Inc., under a previously Board-awarded construction contract following a design-bid build procurement process.

On June 26, 2012, the Board established the capital project, found the project categorically exempt from the California Environmental Quality Act (CEQA), and authorized the Director of Public Works, or her designee, to proceed with design. The Board also authorized ISD, in its capacity as the County's Purchasing Agent, to proceed with the acquisition of a new modular building for the Bonelli Project at an estimated cost of \$300,000.

On August 6, 2013, the Board adopted plans and specifications for the construction of site work and utility connections for the Project, and instructed the Executive Officer of the Board to advertise for bids. Following the competitive bidding process, Micon Construction, Inc., was awarded the construction contract on November 19, 2013.

On December 10, 2013, three proposals for the modular building fabrication and installation were received by ISD. Accelerated Modular Concepts, Inc., was determined to be the Lowest Responsive and Responsible Bidder. Since Accelerated Modular Concepts, Inc.'s bid of \$394,161.65 is higher than Department of Public Works' (Public Works) fair construction cost estimate of \$300,000, we are returning to the Board to approve the revised Project budget and authorize ISD to execute a purchase contract.

Green Building/Sustainable Design Program

The Project supports the Board's Green Building/Sustainable Design Program by using energy-efficient light fixtures with light sensor controls and photocells for outdoor lighting. There will be savings due to a reduction in electricity as a result of the sustainable building elements included in the design. The Project will also use water-efficient fixtures in the restrooms. This will result in a reduction in the amount of potable water used.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1), by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public service.

FISCAL IMPACT/FINANCING

On November 19, 2013, the Board approved a Project budget of \$1,398,000, which includes construction, change orders, Civic Art, plans and specifications, jurisdictional approvals, consultant services, miscellaneous expenditures, and County services. On December 10, 2013, Public Works received bids for the fabrication of the modular building that exceeded original estimates. Due to the increased cost of the modular building, associated change order contingency, project delays, and project management costs, the revised total Project budget is now \$1,596,000.

The increase in Project cost is offset by \$198,000 in net County cost appropriated from Capital Project No. 77520 during the Fiscal Year 2014-15 Proposed Budget process. There are sufficient

funds in Capital Project No. 77296 to proceed with the acquisition of the modular building and completion of the Project.

The revised Project Schedule and Budget Summary are included in Attachment A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The contract will contain terms and conditions supporting the Board's ordinances and policies, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs; Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

As part of the contract award to the Lowest Responsive and Responsible Bidder, Accelerated Modular Concepts, Inc., was required to report violations of the False Claims Act, criminal convictions, civil litigation, defaulted contracts with the County, complaints filed with the Contractors State License Board, labor law/payroll violations, and debarment actions. As provided for in Board Policy 5.140, the information reported by the contractor was considered before making a recommendation to award.

As required by the Board, the Project cost includes 1 percent of the estimated design and construction costs to be allocated to the Civic Arts Special Fund per the Board's Civic Art Policy adopted on December 7, 2004, and amended on December 15, 2009.

ENVIRONMENTAL DOCUMENTATION

On June 26, 2012, the Board found the Project categorically exempt from the provisions of CEQA, in accordance with CEQA Guidelines, Section 15301(a), (d), (e), (f), and (l); Section 15302(b); and Section 15303(c); and (d) and (e) of the CEQA Guidelines and Class 1 and 4 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. A Notice of Exemption was filed with the Registrar- Recorder/County Clerk on July 3, 2012.

CONTRACTING PROCESS

On December 10, 2013, three proposals for the modular building fabrication and installation were received by ISD. Accelerated Modular Concepts, Inc., was determined to be the Lowest Responsive and Responsible Bidder with a base bid of \$394,161.65.

As required by the Board, language has been incorporated into the Project's specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, that they may be eligible for the Federal Earned Income Credit under the Federal Income Tax Law (Federal Income Tax Law, Internal Revenue Service Notice 1015).

As required by the Board on February 3, 1998, this contract opportunity was listed on the "Doing Business with Us" website.

The contract requires the contractor to pay its employees applicable prevailing wages in accordance with the California Labor Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; and the Department of Public Works, Project Management Division II.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF', followed by a stylized flourish and a horizontal line.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:SHK:DJT
TJ:MJD:rp

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Auditor-Controller
Internal Services
Public Works

August 5, 2014

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
PARKS BUREAU EAST
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I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Project Feasibility	11/24/10*	N/A
Design Construction Documents Jurisdictional Approvals	12/19/12* 05/01/13*	N/A N/A
Construction Bid and Award	12/23/13	01/22/14
Construction Substantial Completion Project Acceptance	09/15/14 11/05/14	03/31/15 05/15/15

*Indicates completed activity.

II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget	Impact of this Action	Revised Project Budget
Construction			
Modular Building (Internal Services Department Purchase Order)	\$ 300,000	\$ 94,162	\$ 394,162
Site Work	\$ 394,000	\$ 0	\$ 394,000
Change Orders (10 percent)	\$ 71,000	\$ 7,800	\$ 78,800
Telecommunications	\$ 10,000	\$ 0	\$ 10,000
Furniture, Fixtures, and Equipment	\$ 60,000	\$ 0	\$ 60,000
Civic Art	\$ 8,000	\$ 1,000	\$ 9,000
Subtotal	\$ 843,000	\$ 102,962	\$ 945,962
Programming/Development	\$ 0	\$ 0	\$ 0
Plans and Specifications	\$ 115,000	\$ 30,000	\$ 145,000
Consultant Services			
Deputy Inspection (Geotechnical)	\$ 14,000	\$ 0	\$ 14,000
Geotech/Soils Test	\$ 9,000	\$ 0	\$ 9,000
Material Testing	\$ 9,000	\$ 0	\$ 9,000
Cost Estimating	\$ 4,000	\$ 0	\$ 4,000
Scheduling	\$ 4,000	\$ 0	\$ 4,000
Subtotal	\$ 40,000	\$ 0	\$ 40,000
Miscellaneous Expenditures			
Printing	\$ 3,000	\$ 0	\$ 3,000
Subtotal	\$ 3,000	\$ 0	\$ 3,000
Jurisdictional Review/Plan Check/Permit Code Compliance Inspection	\$ 11,000	\$ 0	\$ 11,000
County Services			
Code Compliance and Quality Control Inspections	\$ 60,000	\$ 0	\$ 60,000
Contract Administration	\$ 37,000	\$ 0	\$ 37,000
Project Management	\$ 230,000	\$ 65,038	\$ 295,038
Secretarial	\$ 12,000	\$ 0	\$ 12,000
Document Control	\$ 16,000	\$ 0	\$ 16,000
Project Technical Support	\$ 17,000	\$ 0	\$ 17,000
Consultant Contract Recovery	\$ 4,000	\$ 0	\$ 4,000
Office of Countywide Contract Compliance	\$ 10,000	\$ 0	\$ 10,000
Subtotal	\$ 386,000	\$ 65,038	\$ 451,038
Total	\$ 1,398,000	\$ 198,000	\$ 1,596,000